

NASHUA CITY PLANNING BOARD
February 4, 2016

The regularly scheduled meeting of the Nashua City Planning Board was held on Thursday, February 4, 2016 at 7:00 PM in the auditorium at City Hall.

Members Present: Adam Varley, Chair
 Dan Kelly, Secretary
 Steve Dookran, City Eng.
 David Robbins
 Ed Weber
 Kristen McQuaide, alt.
 Suneela Mistry, alt.

Also Present: Roger Houston, Planning Director
 Linda Panny, Planner I

Mr. Varley said Mrs. McQuaide and Ms. Mistry will be participating and voting.

Approval of Minutes

January 14, 2016

MOTION by Mr. Weber to approve the minutes of January 16, 2016.

SECONDED by Mr. Kelly

MOTION CARRIED 6-0

COMMUNICATIONS

Mr. Houston went over the following items that were received after the mailing went out:

- Amended agenda
- Communication dated February 4, 2016 from Jeanne Walker re: Case #2
- Preliminary agenda
- Copy of Resolution 15-193

REPORT OF CHAIR, COMMITTEE & LIASON

HDC: Mr. Weber said there was no meeting.

PROCEDURES OF THE MEETING

Mr. Varley went into the procedure of the meeting as follows: After the legal notice of each conditional, special use permit, site plan or subdivision plan is read by the Chair, the Board will determine if that the application is complete and ready for the Board to take jurisdiction. The public hearing will begin at which time the applicant or representative will be given time to present an overview and description of their project. The applicant shall speak to whether or not they agree with recommended staff stipulations. The Board will then have an opportunity to ask questions of the applicant or staff.

The Chair will then ask for testimony from the audience. First anyone wishing to speak in opposition or with concern to the plan may speak. Please come forward to the microphone, state their name and address for the record. This would be the time to ask questions they may have regarding the plan. Next public testimony will come from anyone wishing to speak in favor of the plan. The applicant will then be allowed a rebuttal period at which time they shall speak to any issues or concerns raised by prior public testimony.

One public member will then be granted an opportunity to speak to those issues brought by the applicant during their rebuttal period. The Board will then ask any relevant follow-up questions of the applicant if need be.

After this is completed the public hearing will end and the Board will resume the public meeting at which time the Board will deliberate and vote on the application before us. The Board asks that both sides keep their remarks to the subject at hand and try not to repeat what has already been said.

Above all, the Board wants to be fair to everyone and make the best possible decision based on the testimony presented and all applicable approval criteria established in the Nashua Revised Ordinances for conditional, special use permits, site plans and subdivisions. Thank you for your interest and courteous attention. Please turn off your cell phones and pagers at this time.

OLD BUSINESS - CONDITIONAL/SPECIAL USE PERMITS

None

OLD BUSINESS - SUBDIVISION PLANS

None

OLD BUSINESS - SITE PLANS

None

NEW BUSINESS - CONDITIONAL/SPECIAL USE PERMITS

None

NEW BUSINESS - SUBDIVISION PLANS

1. Leanne Visnaskas (Owner) Milton Edwards Family, LLC (Applicant) - Application and acceptance of proposed voluntary revocation of recorded approved subdivision plan No. 36727 per RSA 676:4-a, approved on November 19, 2009. 18 and 22-24 Hutchinson Street, Sheet 127 - Lots 28 and 30. Zoned "RB" - Urban Residence, Ward 4.

MOTION by Mr. Kelly that the application is complete and the planning board is ready to take jurisdiction.

SECONDED by Mrs. McQuaide

MOTION CARRIED 6-0

Attorney Brad Westgate, Winer and Bennett, LLP

Attorney Westgate introduced himself as representing the applicant, Milton Edwards Family, LLC. He gave a brief overview of the proposal.

Mr. Varley asked if Ms. Visnaskas agreed to plan revocation.

Attorney Westgate said yes, she joined in the application.

Attorney Westgate added that the applicant put up an \$8,750 bond to contemplate offsite improvements, which is still with the City Treasury. The application requests that this be returned, but they will follow up with the appropriate City Departments to ensure this happens. A document should be recorded with the Registry of Deeds that shows the plan has been revoked; he formatted such a document and, should the request be approved, he will work with City Staff to process it. It will require the signature of Chairman Varley.

SPEAKING IN OPPOSITION OR CONCERN

None

SPEAKING IN FAVOR

None

Ms. Panny said staff spoke with Corporation Counsel and they did not have a problem with this request. She also spoke with Jeanne Walker regarding the bond; since no work has been done on the property or City ROW, the applicant just needs to file to have the bond returned.

MOTION by Mr. Weber to approve New Business - Subdivision Plan #1. It conforms to § 190-138(G) with no stipulations or waivers.

SECONDED by Mr. Kelly

MOTION CARRIED 6-0

NEW BUSINESS - SITE PLANS

2. Southern New Hampshire Medical Center (Owner) - Application and acceptance of proposed site plan to amend NR1304 & NR1707 to show proposed handicap ramp, parking lot grading, and garage access improvements. Property is located at 5 & 8 Prospect Street. Sheet 31 - Lots 22 & 30. Zoned "D1/MU" Downtown 1/Mixed Use. Ward 4.

MOTION by Mr. Weber that the application is complete and the planning board is ready to take jurisdiction.

SECONDED by Mr. Kelly

MOTION CARRIED 6-0

Steve Auger, Hayner-Swanson, Inc.

Mr. Auger introduced himself as representing the applicant. He said Scott Cote from Southern NH Medical Center, and Scott Delorme of Dignard Architecture, were also present. He gave a brief overview of the site plan.

Scott Cote, Southern NH Medical Center

Mr. Cote explained that they have 20 handicap spots in the parking garage that remain underutilized every day. He explained the need for improvements to the site to improve accessibility. They want to modify the façade to bring everything up to current energy code standards.

Mr. Kelly asked if they are taking any land away from the City ROW, which would require Prospect Street to become a one-way street.

Mr. Cote said no. He added the improvements will align the drive aisle exit with the parking garage exit, alleviating traffic issues. Regarding stormwater, there are no existing issues and they are adding a minimal amount of impervious surface.

Mr. Weber asked if there will be a flashing signal for patrons in wheelchairs who cross the street from the parking garage to the hospital.

Mr. Cote said no, he does not believe that will be necessary. He expects that most patrons in wheelchairs will not be using the parking spots in the parking garage. Patrons who have handicapped stickers will likely use those spots. However, if this seems to be an issue in the future they will address it then.

Mr. Weber asked if the properties on either side of the parking garage belong to Southern NH Medical Center. There are open dumpsters that have not been enclosed.

Mr. Cote said the dumpsters at 1 Prospect Street and therefore do not belong to the hospital, but they too would like to see them enclosed.

Mr. Dookran suggested that there should be designated left-turn and right-turn lanes at the drive aisle exit.

SPEAKING IN OPPOSITION OR CONCERN

None

SPEAKING IN FAVOR

None

Ms. Panny said stipulation #1 in the staff report can be deleted.

MOTION by Mr. Weber to approve New Business - Site Plan #2. It conforms to § 190-146(D) with the following stipulations or waivers:

1. Any work within the right-of-way shall require a financial guarantee.

SECONDED by Mr. Kelly

MOTION CARRIED 6-0

OTHER BUSINESS

1. Review of tentative agenda to determine proposals of regional impact.

MOTION by Mr. Kelly that there are no items of regional impact.

SECONDED by Mr. Weber

MOTION CARRIED 6-0

2. Referral - Resolution 15-193 (Sale of City Property to Residents of Radcliff and Shore Drives)

Mr. Varley said this resolution was meant to come before the Planning Board but it was overlooked. The Board of Aldermen has already approved this resolution, but Corporate Counsel said they will hold off on the purchase until the Planning Board had an opportunity to consider it.

Mr. Houston provided clarification as to the location of the property. If approved, this would come back before the Board as a subdivision plan which is proposing to remove land from Stellos Stadium, so the Stellos Stadium site plan also needs to be amended as part of this process to remove the area being subdivided and the plan notes modified.

Mr. Kelly asked if it is the intent of the buyer to put in houses on the acquired lots.

Mr. Houston said there is a sewer easement which can't be built on. The buyers primarily would like to have the extra buffer and install a fence and plantings. There were also concerns about noise and snow storage in this area.

MOTION by Mr. Weber for a favorable recommendation.

SECONDED by Mr. Kelly

MOTION CARRIED 6-0

DISCUSSION ITEMS

None

MOTION to adjourn by Mr. Kelly. Meeting adjourned at 7:54pm.

APPROVED:

Adam Varley, Chair, Nashua Planning Board

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DIGITAL COPY OF AUDIO OF THE MEETING MAY BE MADE AVAILABLE UPON 48 HOURS ADVANCED NOTICE AND PAYMENT OF THE FEE.

Prepared by: Mindy Lloyd

Taped Meeting